

1 **MINUTES**  
2 **KAMAS CITY COUNCIL MEETING**  
3 **TUESDAY, MAY 26, 2026**

4 **6:00 P.M.**  
5 **Kamas City Hall**  
6 **170 N. Main**  
7 **Kamas, UT 84036**

8  
9 The meeting will be streamed on the Kamas City YouTube channel:  
10 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>  
11 Comments may also be made by email prior to the meeting at [info@kamascityut.gov](mailto:info@kamascityut.gov)  
12

13 Mayor McCormick opened the meeting welcoming those in attendance:

14 **COUNCIL MEMBERS:** Councilors Larry Gines, Mike Georgi, Leslie Staples, David  
15 Darcey, and Monica Blazzard.

16 **STAFF:** City Recorder, Kim Peacock; City Planner, Jill Wanstrom; Engineer, Scott Kettle;  
17 Public Works Director, Trevor Clegg; Chief of Police, Brad Smith; Attorney, Brad  
18 Christopherson.

19 **OTHERS IN ATTENDANCE:** George Wright, Savvi Wright, Mike Brenny, Jeremie Forman,  
20 Steve Mitchell, Hope Melville, Sanford Melville, Dan Eckert.  
21  
22

23 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**  
24

25 Invocation by Councilor Larry Gines

26 Mayor McCormick led the public in the Pledge of Allegiance  
27  
28

29 **APPROVAL OF THE MAY 12, 2026 CITY COUNCIL MEETING MINUTES**  
30

31 **MOTION:** Councilor Leslie Staples moved to approve the City Council meeting minutes  
32 dated May 12, 2026 as presented.

33 Councilor David Darcey seconded the motion.

34 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie  
35 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.  
36  
37

38 **APPROVAL OF THE INVOICE REGISTER DATED MAY 21, 2026**  
39

40 **MOTION:** Councilor Larry Gines moved to approve the invoice register dated May 21,  
41 2026 as presented.

42 Councilor David Darcey seconded the motion.

43 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie  
44 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

1  
2 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**  
3 **COMMENT ON ITEMS NOT ON THE AGENDA**  
4

5 Dan Eckert, thanked the council for paving the section of road on 100 West. It has been  
6 very helpful for him to get around town. Eckert asked the council to consider putting up  
7 stop signs for traffic traveling east and west at the 200 North intersection. He has had  
8 some close calls there.  
9

10  
11 **HIGH STAR RANCH DEVELOPMENT AGREEMENT PRESENTATION OF**  
12 **POSSIBLE AMENDMENT AND DISCUSSION**  
13

14 Mayor McCormick explained there are a couple things going on at High Star Ranch. A  
15 plat amendment and potential amendment to the Development Agreement. The plat  
16 amendment will be handled by the Planning Commission. George Wright is here tonight  
17 to present what they would like to amend in the Development Agreement. This will be a  
18 discussion only; no decisions will be made tonight.  
19

20 Brad Christopherson explained that the council is not required to make any changes to the  
21 agreement. It is a contract that is in place. Tonight the council is gathering information to  
22 make a decision.  
23

24 Mayor McCormick would like High Star to make the presentation for the council. He  
25 asked that if the public has comments they submit it in an email.  
26

27 George Wright introduced Mike Brenny, Director of Real Estate.  
28 Mike Brenny and George Wright displayed proposed site plans of what they are  
29 proposing.  
30

31 Mike Brenny would like to discuss the 7-acre parcel next to the fire station. This parcel is  
32 called South Meadow Recreation in the current agreement. Mike Brenny read section  
33 3.3.2 of the Development Agreement and explained the equestrian area right now at High  
34 Star Ranch is 27 acres. The area is sloped and not conducive to equestrian. They would  
35 like to move the equestrian area to the agricultural area which is across the street from the  
36 7-acre parcel. They would like to try to take what is currently allowed in the equestrian  
37 area and put it in the agricultural area. They would bring down the paddocks, outdoor  
38 arenas, and the horse stalls into this area. The 7-acres piece of property is across the street  
39 from this parcel. They would like to take some of the allowed uses from the Western  
40 Equestrian that are in the development agreement now and put them on this property.  
41 This would be uses such as retail trailer sales and showroom, the general merchandise  
42 area, employee housing, RV units, general store. This would be synergistic to what  
43 they’re doing across the street.  
44 They would like to take the commercial uses they have the ability to do right now and put  
45 it in the front of the subdivision so you don’t drive through the residential neighborhoods.

1 The only commercial they are asking for is what is currently in the development  
2 agreement.

3  
4 Mayor McCormick turned the time over to the council for questions.

5 Councilor Georgi would like to hear how the HOA meeting goes and what their response  
6 is.

7 Mike Brenny explained with the residential lots behind the commercial lots, they will be  
8 building up the ground and creating a buffer zone, so they don't see the commercial area  
9 from their houses.

10 George Wright stated the area where they're putting the horses is where they are grazing  
11 now.

12  
13 Councilor Staples confirmed they want to move the commercial piece of the equestrian  
14 area from the 27 acres to the 7-acre parcel. In the equestrian area, the commercial piece,  
15 the uses shown are what is allowed right now.

16 Mike Brenny stated yes, the uses will not change. They probably won't have all the uses  
17 because of the size. Their preferred uses would be to have employee housing, a general  
18 merchandise store, a butcher, flower shop, trailer storage, and a veterinarian hospital.

19 Councilor Staples asked if they move this piece from the 27 acres what is the proposal to  
20 go into that 27-acre piece?

21 Mike Brenny explained mostly townhomes. They have the ability to build townhomes  
22 and single-family homes currently. The North Bench above this parcel will take the  
23 majority of the single-family houses. The 27 acres of the Western Equestrian will include  
24 14 single family homes and 36 townhomes.

25 Councilor Staples asked if they will be doing any commercial development in the 27  
26 acres or would it all be residential?

27 Mike Brenny explained it will all be residential except at the entrance. There is currently  
28 a historic home with a fishing pond. At the beginning of the 27-acres they want to build a  
29 community park.

30 Councilor Staples confirmed they are only asking to move it from the current location to  
31 the 7-acres by the fire station and not asking for any other entitlements.

32 Mike Brenny stated that is correct.

33  
34 Councilor Darcey stated Councilor Staples asked a lot of the questions he had and  
35 confirmed they are not asking for any more entitlements or more density.

36 Councilor Darcey asked about the agricultural area which is the lot with the pivot. This is  
37 where you want to put some of the stable and housing of the horses. Does the recorded  
38 Agriculture Conservation Easement apply to that lot.

39 Mike Brenny stated it does. In the Agriculture Conservation Easement it gives them some  
40 approved uses related to agriculture within that area.

41 Councilor Darcey asked Mike Brenny to walk them through the plan for the 7-acres.

42 Mike Brenny explained the proposed site plan.

43 George Wright explained they will have an indoor arena and a barn in this area along  
44 with a pasture. They want the entrance from the street front as your pulling in to show all  
45 the "cowboy" stuff and they want to put all the commercial aspects and workforce  
46 housing in the back of the parcel.

1 Mike Brenny stated they will have to talk to the attorney more about the indoor riding  
2 arena being placed in the conservation easement.

3 Councilor Darcey confirmed there are 30 work force housing units allowed at the  
4 equestrian center.

5 Mike Brenny stated yes, this can be done with one building approximately 20,000 sq. ft.  
6 or individual units approximately 1,200 sq. ft. each. The idea is to have one building with  
7 a parking lot.

8 Councilor Darcey stated the Western Equestrian previously had the height limitations  
9 changed. Is this entitlement going to be requested down on the 7-acres.

10 Mike Brenny stated no, they don't want to have anything high. The height issue was for a  
11 cupola on top of a barn within the Western Equestrian.

12  
13 Councilor Blazzard explained she was here when the agreement was amended. There was  
14 a lot of discussion with the Agriculture Conservation Easement and the homes on  
15 Hawthorne Drive to the south of the development. There was a lot of discussion about the  
16 density, and they wanted to keep the density in the northern part of the development.  
17 Councilor Blazzard is open to see what this looks like, but 10 years ago there was a lot of  
18 discussion about this area. She would like to see what the HOA has to say. Councilor  
19 Blazzard asked if the pivot will be protected because that was talked about a lot as well.  
20 Mike Brenny explained the pivot will be protected. Protecting the view shed was their  
21 main idea. They will be placing a lot of the commercial behind the existing trees.

22  
23 Councilor Gines is concerned about the houses along there bordering this parcel. He  
24 would like to know their concerns before we go any further with this. This is in their  
25 backyard. This would weigh heavily on his vote. He would also like to get the attorney's  
26 opinion before a decision is made.

27  
28 Mayor McCormick stated he went on a tour at the ranch and understands the ask and the  
29 concerns of the equestrian center. He has some concerns based on the conversation  
30 tonight. The area across the street from the fire station he would like our attorney to give  
31 us his legal interpretation of the development agreement for what is allowed there. It  
32 seems like that was meant to be there to keep the area looking like a ranch lifestyle.  
33 It has been talked about that some of the uses are being moved but not all will fit. If  
34 you're only moving some did we defeat the purpose of moving it. If the intent is not to  
35 defeat the purpose are we saying we'll move what we can and forgo the rest?  
36 Mike Brenny stated if we do it here it's not going to be done there.

37  
38 George Wright explained they will be placing monuments throughout the development to  
39 let people know they are entering commercial areas and residential areas. They want  
40 everyone to come enjoy the events and want it to be an inviting place. But want to make  
41 sure people know the different areas.

42  
43 Mayor McCormick would like to include the residents that live in the south of the project  
44 that are not within the development to see how they feel about this. Mayor McCormick  
45 doesn't like the term work force housing because of the broad nature it can describe. If it  
46 were to be moved to the 7-acre parcel he feels it would be appropriate to add to the

1 development agreement that it only supports this development. It can't support outside  
2 workforce housing.  
3 Mike Brenny stated in section 2.2.1-C it states, "the employee housing units will be used  
4 solely by employees and their families working in the project or for the operations or  
5 facilities or businesses working in the project."  
6 Mayor McCormick stated for him an attorney could find a way around this, and he wants  
7 "only" those people working for the development.  
8 Mayor McCormick asked how we minimized the north property on the fire house road.  
9 How do maintain the view shed on the pivot parcel.  
10  
11 Mayor McCormick explained our attorney is going to give us legal advice on what has  
12 been presented.  
13 Brad Christopherson stated based on what is here it would be, what uses are allowed in  
14 the agricultural conservation easement, what changes need to be made in order to  
15 eliminate the recreational controls on the 7-acre parcel, and then do we agree that the uses  
16 they are intending to put in the agricultural area, do they meet with the restrictions of the  
17 easement and if not, here is what would be required to change in the easement if we had  
18 to.  
19 Brad Christopherson explained he will work with Scott Kettle and Jill Wanstrom. He will  
20 send his review to the council, and the city can determine if they want to make the  
21 changes or not. Based on the feedback tonight it would be good policy to have a public  
22 hearing regarding these changes.  
23 Mayor McCormick understands the ask, this is not the hang up. We are trying to do what  
24 is right for the community.  
25 Councilor Gines asked the High Star Ranch residents in attendance to get the word out so  
26 they can come and give comments so the council can truly understand how the residents  
27 feel up there.  
28 Councilor Darcey wants to make sure we get the word out for the public hearing to the  
29 neighbors, not only in High Star, but at least within 1,000 feet of the development.  
30  
31

## 32 **KAMAS VALLEY FIESTA DAYS PLANNING**

33

34 Steve Mitchell stated he emailed the council the ticket taker assignments along with the  
35 layout for the lines. Steve would like to have more ticket takers this year to help with the  
36 long lines. Steve asked why the entrance is near the shack and not in the center. There is a  
37 lot of congestion near the shack.  
38 Councilor Staples recommends an exit and reentry gate because it's hard to take tickets  
39 with the vendors outside the gate with people coming in and leaving. We need someone  
40 directing traffic.  
41 Steve reviewed the ticket taker times with the council.  
42 Trevor Clegg stated he and the public works employees are concerned with the derby  
43 drivers driving around while they are trying to get the arena ready.  
44 Councilor Gines feels we can get someone there to work traffic control to keep them out  
45 of the way.  
46 Steve has talked to Chet Ellis and he will play the bagpipes for the \$500 donation.

1 Mayor McCormick stated a company that does drone shows for celebrations reached out  
2 to him. It is getting more difficult to do live fireworks. He is a fan of fireworks and loves  
3 the tradition but with the new development and dryer summers it has been increasingly  
4 difficult to shoot fireworks. He has asked Kerbee to get a bid for drones so we can  
5 consider it for our budget next year.

6 Councilor Staples asked Steve to get flyers made to start getting the word out.

## 9 **DISCUSSION OF TITLE 1 OF THE KAMAS MUNICIPAL CODE**

11 Mayor McCormick turned the time over to Brad Christopherson.

12 Christopherson asked the council if they had any questions. This is to have the defined  
13 roles in city code that are already in state statute.

15 Councilor Staples stated throughout the document starting in section 1.16.020 paragraph  
16 4. it refers to, “of this title”, “with this title”, “this title”, “by this title”. It doesn’t seem  
17 like this title applies to any of this stuff. Should we take these references out?

18 Brad Christopherson stated yes, those are references that need to be removed.

20 Councilor Staples stated in paragraph 5 it states “the city council shall act as the land use  
21 authority”.

22 Christopherson stated this was intentional. The city council is the land use authority  
23 except for specific times when the Planning Commission is the land use authority. Title  
24 15 does identify areas when the Planning Commission is the land use authority. Also, the  
25 city council is the land use authority for zoning. The council makes the decision for a  
26 zone change, it’s not delegated to the Planning Commission.

28 Councilor Staples asked in the last section 1.16.040, “Application for permitted uses shall  
29 be evaluated by the Building Official to determine if approval can be given as a permitted  
30 use or if questionable, the use may be conditional or require further study or attention.”

31 Do we go to our building official which in her mind is our building inspector?

32 Councilor Darcey asked if our building official is Greg White.

33 Brad Christopherson explained we need to clarify who you want this to be. Is it the city  
34 planner or the building inspector.

35 Councilor Darcey stated he has never thought of Greg as in charge of zoning.

36 Mayor McCormick is reading this as the building official, whoever we define, is the one  
37 who determines whether an application meets our current code. Two people review  
38 things. Our Planner would review them as they relate to land use, and the Building  
39 Inspector would review them as the relate to building code.

40 Councilor Staples suggests separating the paragraph.

42 Mayor McCormick would like to see the red lines and advertise as a possible decision.

43 Councilor Darcey asked under the section 1.16.020 City Council paragraph 2. “The  
44 council may initiate amendments to the text of this title and any section of City Code as  
45 allowed by law”. Aren’t we approving it?

1 Brad Christopherson stated it is intended that the council can propose a change in code  
2 based on past issues.

3 Councilor Darcey asked where it says we are the owners of the code.

4 Brad Christopherson stated it doesn't say that, but we can add it to the code.

5  
6 *5-minute recess, 7:32 p.m.*  
7  
8

## 9 **DISCUSSION OF ELECTED OFFICIALS COMPENSATION**

10  
11 Mayor McCormick turned the time over to Brad Christopherson.

12 Brad Christopherson stated he noticed a couple things in this ordinance we could possibly  
13 change. There was a lot of time spent in public meeting regarding hours spent by elected  
14 officials. It would be in the best interest of the public for the council and mayor to receive  
15 a fixed amount of stipend that eliminates the need to come back to report hours.

16 In order to make a change to the compensation, his recommendation would be to set a  
17 fixed amount. There will have to be a separate public hearing with a seven-day notice, it  
18 would be Class A notice. It must be separate public hearing from the budget public  
19 hearing. Brad Christopherson recommends holding the public hearings on a separate  
20 night.

21 Brad Christopherson stated another thing he observed in previous council meetings, he  
22 felt this could be source of contention. It's hard enough with all the requirements and  
23 expectations for elected officials. When the source of contention can be eliminated the  
24 public is better served.  
25

26 Councilor Staples appreciates what MAG has done with the comparison of wages, it's a  
27 good baseline. Every municipality is different. We don't want to be average, we want to  
28 be better than average. When she looks at the job that Mayor McCormick does, what he  
29 has done for our community, and the way he represents the Kamas Valley. He is all over  
30 the place making relationships. He is undercompensated. Our mayor has not had a raise  
31 since 1998. Councilor Staples would propose starting Mayor McCormick at \$24,000 per  
32 year. This doesn't come with benefits. As far as council, she is fine with whatever. She  
33 doesn't like the thought of giving ourselves a raise. We could go with the average and  
34 change it to \$300 per month.  
35

36 Councilor Darcey notes our mayor is in charge of representing Kamas Valley. Right now  
37 our mayor is being paid \$125 per meeting. The last eight years it has averaged out to  
38 \$20,400. He is also thinking about \$24,000 annually. We are not giving a raise we are  
39 just eliminating the need to report every single meeting. As far as the council is  
40 concerned. He feels like he is not doing this for the money. The citizens of Kamas expect  
41 the council to represent them well. He is still up in the air about the council getting  
42 compensated \$300 per month. He would like to hear from the rest of the council about  
43 this.  
44

45 Councilor Gines stated when they started this discussion he wasn't favorable of giving  
46 raises. After listening to our attorney if we pay a little more maybe we can get more

1 people involved and possibly more people to run for office. He agrees Mayor McCormick  
2 is involved with a lot of things. He is truly trying to do what's best for Kamas. He can  
3 support the \$24,000 for the mayor. For council we could change the rate to \$300 to entice  
4 more people to get involved. The Planning Commission is doing a great job and they are  
5 right with the average. There are a couple that have extra meetings they should be  
6 compensated for. The reporting is not working, and he proposes removing the section  
7 regarding reporting. If there are members that have important meetings to report they  
8 could still have the transparency and report to the council. He would like to review this  
9 ordinance every year in case there is a mayor that is not as involved.

10  
11 Councilor Blazzard has enjoyed the reporting of the meetings but would be willing to  
12 take it out of the ordinance. She is fine with the \$24,000 for the mayor but likes the  
13 transparency of the reporting. She is in support of the \$300 per month for the council. It  
14 keeps it simple.

15  
16 Councilor Georgi has seen a lot of changes in the last five months since he started. He  
17 feels the council is working better together. He appreciates what Mayor McCormick does  
18 for the city. He is not here for the money but is in support of increasing the mayor to  
19 \$24,000 and having a fixed rate for the council. Councilor Georgi is honored to serve on  
20 this council because everyone has taught him a lot about city government.

21  
22 Councilor Darcey stated \$24,000 for mayor and \$3,600 for each council member. It raises  
23 our current budget \$5,000 per year.

24  
25 Mayor McCormick suggested having our attorney draft a policy to approve.  
26 Public hearing dates discussed.

27  
28  
29  
30 Mayor McCormick stated last week there was a panel discussion at Mountain Regional  
31 Water that Trevor Clegg was a part of. The panel answered questions from the public.  
32 Trevor Clegg did an amazing job and represented Kamas City well. Mayor McCormick  
33 commended Trevor for presenting in a way that shined a positive light on Kamas City.

34  
35  
36 **CLOSED MEETING**

37  
38 **MOTION:** Councilor Larry Gines moved to enter into a Closed Meeting to hold a  
39 strategy session to discuss pending or reasonably imminent litigation.

40 Councilor David Darcey seconded the motion.

41 Mayor McCormick asked for a roll call vote:

42 Councilor Staples voted "yes"

43 Councilor Darcey voted "yes"

44 Councilor Blazzard voted "yes"

45 Councilor Gines voted "yes"

46 Councilor Georgi voted "yes"

1  
2 The vote was unanimous. Motion passed  
3 8:11 p.m.  
4  
5

6 **MOTION:** Councilor Leslie Staples moved to exit the Closed Meeting and enter back  
7 into open meeting.  
8 Councilor Larry Gines seconded the motion.  
9 Mayor McCormick asked for a roll call vote:  
10 Councilor Darcey voted “yes”  
11 Councilor Blazzard voted “yes”  
12 Councilor Gines voted “yes”  
13 Councilor Georgi voted “yes”  
14 Councilor Staples voted “yes”  
15 The vote was unanimous. Motion passed  
16  
17

18 **ADJOURN**  
19

20 **MOTION:** Councilor Mike Georgi moved to adjourn at 8:25 p.m.  
21 Councilor Larry Gines seconded the motion.  
22 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie  
23 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.  
24  
25  
26

27 *The content of the minutes is not intended, nor are they submitted, as a verbatim*  
28 *transcription of the meeting. These minutes are a brief overview of what occurred at*  
29 *the meeting.*  
30  
31

32 Approved on the 9<sup>th</sup> day of June 2026.  
33  
34  
35

36 \_\_\_\_\_  
37 Matt McCormick  
Mayor

\_\_\_\_\_

Kim Peacock  
City Recorder